

From: [REDACTED]
Sent: Monday, April 11, 2022 9:52 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>
Subject: Re: Objection to application 877088, 18-20 Crucifix Lane

Following the communication with Runway East below, I am writing to object to their application for 18-20 Crucifix Lane SE1 3JW (Ref 877088).

The application site is in a quiet area and the exterior is flanked by the residential Whites Grounds Estate and residential premises owned by Shiva in both Crucifix Lane and the Tanneries. There will inevitably be a problem with noise nuisance from their patrons. A visit to the premises at 40 Bermondsey St (Bermondsey Bar and Kitchen) well illustrates the noise level that arises to neighbours from outdoor drinking establishments. This is especially concerning given Runway East has been unable to offer assurances limiting the nature of their events, the number of events and the number people allowed outside (see communication below).

We are also anxious about the traffic and congestion which will result from granting a licence for an area that currently operates as the applicant's loading bay/car park. Especially as their plans for the area still seem to be in a state of flux and the drive shared by the application site and the Tanneries is already severely congested.

With Regards,

[REDACTED]
[REDACTED]
[REDACTED] Bermondsey Street,
SE1 [REDACTED] London
UK

From: Hannah Whidborne <hannah@runwayea.st>

Subject: Re: Premises Licence for RWE

Date: 8 April 2022 at 16:05:00 BST

To: [REDACTED]

Cc: [REDACTED]
[REDACTED]

Hi [REDACTED],

I just wanted to give you a quick update as I am still waiting to hear back from a few people on our side but I didn't want to leave you in the dark over the weekend. I have

read all your comments & passed on your concerns around the structural drawings to our fit-out team for further clarification as this is separate.

Some of the clauses you have suggested for the licence are already included in our applications; No outside music, Mechanism for ensuring the outside area is closed by 22:00. There however still some suggestions I am waiting on clarification from our events team to ensure they do not create any issues. I appreciate we are on a timeline so will get back to you as soon as I can, however, I understand that you may wish to go ahead with representation, which is, of course, you have the right to do so.

Thank you for looking at this so thoroughly and for all your suggestions, I will chase the relevant parties and come back to you with an update asap.

Best,

Hannah

On Tue, Apr 5, 2022 at 3:29 PM [REDACTED] wrote:

Dear Hannah,

Thank you for your reply and providing us with drawings of the container.

Our primary concerns with your Licensing Application emanate from noise and loss of privacy. As you state the bar will only be used for events, we are chiefly concerned with the frequency of the events, the number of people allowed outside and the effectiveness of the screening atop the container. As such, can you confirm you would agree to conditions on the following being placed on the Licensing Agreement:

Limiting on the number of outdoor events.

Limiting the number of people allowed outside to 30.

Disallowing amplified music outside (both recorded and live).

A mechanism which ensures outdoor service ends at 9pm and all patrons vacate the exterior by 10pm.

As well as, the following conditions on members and events which were imposed on Colorset in Black Swann Yard:

842 - The premises to maintain a register of members along with a daily register of members on the premises. Such register to be kept available for inspection by authorised officers of the local Licensing Authority and the police.

843 - Alcohol for consumption on the premises shall only be supplied to members of the cooperative workspace and their registered guests.

845 - There shall be no music-led events at the premises at any time.

Additionally, having reviewed the drawings there are several issues which need to be addressed.

-The spiral staircase going up to the container roof is too narrow. According to UK building regulations a small semi-public spiral stair must have a minimum clear width between the core pole and handrails of .8m. This means the diameter of the staircase must be at least 1.6m plus the width of the centre pole. According to the drawings you sent us, the total diameter of the staircase is only 1.25m.

-As this may be indicative of other elements of the design which will need to be changed, please conduct a review of your drawings to ensure the current design meets building regulations and is practical at the presented dimensions.

-Following, please provide us with a plan that demonstrates how vehicles will be able to fit for loading and unloading, including measurements of the space between the container and the building. From the current drawings we measured the distance between the overhang and the stairs to the building at 2m. This is about the width of many of the larger delivery vans, such as the Mercedes Sprinter (1.99m). As such, it is not at all clear to us how you envisage safely accepting delivery vehicles.

-We also need a more detailed drawing on how the glass balustrade will be attached to the supporting posts, in order to better assess its privacy/acoustic blocking potential. Would you also be willing to also put in place some form of acoustic screening?

-Does the owner agree to renounce any Rights to Light to be acquired by the adoption of the drinking establishment 'Secret Garden' (sui generis, previously A4 use)?

Finally, can you confirm you will be withdrawing the current Licensing Application while you address these issues (which should not set you back much considering the consultation period will need to be restarted due to the submission of new plans)? Upon receipt of the updated drawings, we will happily work with you to create reasonable conditions. However, if you do plan on persisting with the application in its current state, due to the lack of clarity and accuracy we will be forced to object to it.

Regards,



Other person 2

-----Original Message-----

From: [REDACTED]
Sent: Thursday, April 14, 2022 5:48 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licensing application for 18-20 Crucifix Lane SE1 3JW (Ref 877088)

I am writing to object to Runway East's licensing application for 18-20 Crucifix Lane SE1 3JW (Ref 877088).

Primarily, I am concerned by the potential noise nuisance which will be produced by their outdoor bar. The application site is situated in a quiet area, surrounded by residential properties. As evidenced by neighbouring bars on Northern Bermondsey St, outdoor bars have an enormous potential to generate noise.

Runway East has applied to have up to 60 people outside, which is a very small area, especially when you factor in most people will concentrate around the bar area. Up to 60 people packed into such a confined space will undoubtedly increase the amount of noise they generate as they talk over each other.

There currently is also no limit on the number of events, which could easily lead to neighbours suffering this noise nuisance frequently.

It is troubling that Runway East has not offered any information on the nature of their events. Obviously, some activities will generate more noise than others. For example, will they host talks over a PA system?

Additionally, there are currently no conditions in the application to ensure the bar will exclusively be used by members.

And placing a bar in their car park is certain to lead to an increase in congestion on Chapter House and the Tanneries' shared drive as it is unclear how they will take deliveries/members will be able to park.

Regards

[REDACTED]

[REDACTED] Bermondsey Street,
SE1 [REDACTED]

Other person 3

From: [REDACTED]
Sent: Tuesday, April 19, 2022 9:32 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>
Subject: application 877088

I would like to object to the plans for an outdoor bar at Runway East application 877088

I live right next to this space and I don't want the noise from a bar every single night.

I do not object the indoor bar - just the outside.

A few months ago I tried contacting Hannah from Runway East to ask to tour the outside space and see the plans. She failed to return any calls. If this is the kind of communication we can expect from them I really do not want to have to deal with the outside bar noise (virtually outside my window) and the lack of communication from the staff.

Thank you

[REDACTED]

[REDACTED]
[REDACTED]